MARTIN MASLIN

19 STONEY WAY
TETNEY
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN36 5PG

Situated on Stoney Way in the village of Tetney this well presented semi detached house provides comfortable accommodation with gas central heating and uPVC framed double glazing. Originally built as a three bedroom home, the current owners have linked the two smaller rear bedrooms to create a good size second bedroom complete with two windows and two central heating radiators. Briefly comprising: Side Entrance Hall, front Lounge, Dining Kitchen with cream cabinets and space for a table, Bathroom with a cream suite and a shower above the bath and two generous size Bedrooms. The rectangular gardens are mainly lawned with fenced boundaries, a long driveway and a brick Garage.
A very pleasant home - viewing recommended. EPC rating - D

£122,750

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

GROUND FLOOR

ENTRANCE HALL

With the staircase leading to the first floor and a handrail. There is a central heating radiator.

LOUNGE
4.27m (14'0") x 3.61m (11'10")
A well proportioned room featuring a wide picture window overlooking the front garden. There is a central heating radiator.

DINING KITCHEN
3.58m (11'9") x 2.44m (8'0")
Equipped with a range of cream wall and base cabinets with butchers block style worktops incorporating a single drainer cream, composite sink unit. There is a Creda Capri slot-in electric oven, a cupboard can accommodate a fridge freezer and there is a useful understairs storage cupboard. There is a central heating radiator and space for a dining table.

BATHROOM
2.08m (6'10") x 1.65m (5'5")
With a cream coloured suite comprising a panel bath with a Creda electric shower above, a pedestal handbasin and a w.c. The walls are partly tiled and there is a central heating radiator.

FIRST FLOOR

LANDING

BEDROOM ONE
4.27m (14'0") x 3.61m (11'10")
A good size double bedroom with a central heating radiator.

BEDROOM TWO
4.27m (14'0") x 3.61m (11'10") MAX
Formerly two separate rooms and now combined to create a large second bedroom. A cupboard houses the Ideal Classic gas central heating boiler and the cylinder and there are two central heating radiators and two windows overlooking the rear garden.

OUTSIDE

GARAGE
2.62m (8'7") x 5.87m (19'3")
A brick garage with an up and over door and electric light and power.

The house stands within rectangular shaped gardens which are mainly laid to lawn to both the front and the rear. A long concrete driveway leads to the garage and there are shrub borders and fenced boundaries. Behind the garage there is a gravelled area ideal for the placement of pots and tubs.

LOUNGE

LOUNGE

DINING KITCHEN

DINING KITCHEN

SERVICES

Mains gas, water, electricity and drainage are connected.

CENTRAL HEATING

Comprises radiators as detailed above connected to the Ideal Classic gas boiler located in Bedroom Two.

DOUBLE GLAZING

The property has the benefit of uPVC framed double glazing.

LOCAL AUTHORITY

East Lindsey District Council.

COUNCIL TAX

Our enquiries of the Local Authority indicate the property to be in Tax Band B.

TENURE

Freehold - subject to Solicitors verification.

VIEWING

By appointment through the Agents on Grimsby 311000.

LOCATION AND AMENITIES

Stoney Way is located just off Humberston Road via Hillstead Close. The village of Tetney provides a busy general store, a popular public house, The Plough, a fish and chip shop and a well regarded primary school.

BATHROOM

BEDROOM ONE

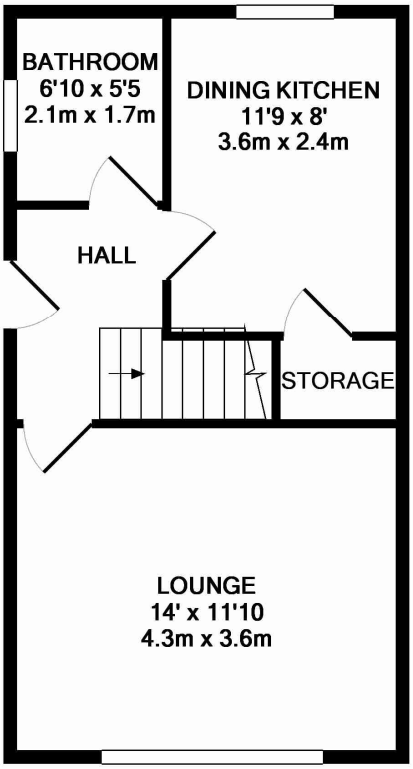
BEDROOM ONE

BEDROOM TWO

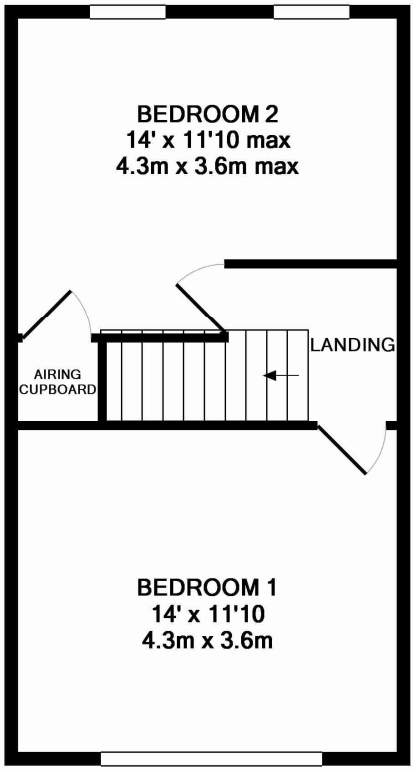
BEDROOM TWO

OUTSIDE

OUTSIDE



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

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The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property. If there is any point which is of particular importance to you we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.

The Property Ombudsman

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Martin Maslin Estate Agents
4/6 Abbey Walk
Grimsby
North East Lincolnshire
DN31 1NB
T: 01472 311000 F: 01472 340200
E: office@martinmaslinestateagents.co.uk
www.martinmaslinestateagents.co.uk

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